



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: Mikel's Subdivision Plat 3 – Final Plat (Case #17-27)

Executive Summary

Approval of this request will replat four lots, with frontage on both Sexton Road and Jackson Street, into one contiguous lot.

Discussion

The applicant is proposing the combination of their four lots, located at 703, 707 and 709 Sexton Road, and 602 Jackson Street. The lots fronting Sexton Road are zoned R-3 (Medium-Density Multi-Family Dwelling District), and the lot fronting Jackson Street is zoned R-2 (Two-Family Dwelling District). Each lot is improved with a single-family home, except for 705 Sexton Road, which is vacant.

Per Section 29-26(b) of the Subdivision Regulations, the plat shows the establishment of median setbacks for the Sexton and Jackson frontages. The setback on Sexton is 27.5-feet and the setback on Jackson is 28.8-feet. These setbacks create legal-nonconforming structures at 709 Sexton and 602 Jackson. The structures can remain; however, if demolished the lot will be required to maintain the setbacks as noted on the plat. Necessary rights-of-way upgrades and required utility easement dedications are provided on the plat, or are currently in place to serve the proposed consolidated lot.

The plat will result in the creation of a split-zoned lot. While split-zoning is not prohibited by the Code, it is discouraged to avoid challenges in building permitting. For example, the Code does not allow access across a less-intensive use for a use of higher intensity. However, at this time, no redevelopment site plan has been submitted, therefore; any issues arising from the inconsistent zoning are unknown and will be addressed at the time of redevelopment.

The Planning and Zoning Commission considered this request at their meeting on January 5, 2017. The Commission questioned how many units would be allowed on the proposed parcel, given its R-3 zoning. Staff explained that the overall density would be limited by setbacks and parking requirements, however the developer would be allowed up to 17 units per acre on the 0.89-acre site. Commissioner Loe commented that though the platting action was technical in nature, the contextual zoning does not lend this site to unhampered rezoning of the R-2 portion for access purposes in the future. After limited additional discussion, the Commission voted 9-0 for approval of the plat.

The Planning and Zoning Commission staff report, locator maps, final plat, and meeting excerpts are attached for reference.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. No public infrastructure extension/expansion would be required at present, however these improvements would be at the cost of the developer.

Long-Term Impact: Future impacts may or may not be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Community Character, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/28/1899	Parts of lots 83 and 85-88 of Garth's Addition to Columbia
5/17/1909	Lots 25-27 & 55 of Mikel's Subdivision

Suggested Council Action

Approve the final plat of Mikel's Subdivision Plat 3.